

COMMISSION MEETING MINUTES
Indiana Fire Prevention and
Building Safety Commission

Government Center South
402 West Washington Street
Indianapolis, Indiana 46204
Conference Room B

April 4, 2006

1. Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman David Hannum at 9:04 am, April 4, 2006.

a. Commissioners were present at the Commission meeting:

David Brandt
Michael Christoffersen
Michael Corey
Howard W. Cundiff, Vice-Chairman, representing the Commissioner, Department of Health
David Hannum, Chairman
John Hawkins
Ted Ogle
James Ridley

b. Commissioners who were not present:

Kevin Goeden, representing the Commissioner, Department of Labor
Jay Gore
M. Burke Jones

c. The following departmental and support staff were present during the meeting:

(1) Agency Support Services, Legal and Code Services
Mara Snyder, Director, Legal and Code Services
William Teeguarden, Executive Administrative Law Judge
Raleigh Kouns, Code Specialist
John Haines, Code Specialist
Beth Sutor, Secretary

(2)Richelle Wakefield, Director, Building Code Enforcement

(3) James Schmidt, Counsel for the Commission, Deputy Attorney General

2.Old Business.

Chairman David Hannum called for any corrections or a motion to approve the minutes of the March 7, 2006 meeting as distributed. A motion to approve the minutes as distributed was made by Commissioner Brandt and seconded by Commissioner Cundiff. It was voted upon and carried.

3.New Business. **Ordinances.**

Eric Brown, White River Fire Marshal spoke about the ordinance which had been reviewed. He requested Commission approval. This ordinance is as follows:

White River Twp. Fire Prevention and Protection Ordinance

A motion to approve the ordinance was made by Commissioner Cundiff and seconded by Commissioner Hawkins. It was voted upon and carried.

4.Variances.

Tabled Variances.

Variance 06-03-2 Kitchen and Cafeteria Addition, Crestview Elementary Indianapolis. Ed Rensink, RTM Consultants, Inc. spoke as proponent. He requested the removal of the existing grease trap in the kitchen and cafeteria addition of Crestview Elementary school. He stated that no grease goes into the sewer system since all food is warmed and served. He stated that no grease is ever introduced into the system. After discussion, Commissioner Cundiff moved to approve. Commissioner Brandt made the second. It was voted upon and carried. Variance 06-03-04 Casba Expansion, Indianapolis. The proponent requested that the variance be tabled. Commissioner Christoffersen moved to table. Commissioner Brandt made the second. It was voted upon and carried. Variance 06-03-14 Hilton Garden Inn, Variance 06-04-58 Bishop Chatard High School, Indianapolis, Variance 06-04-59 Union County Courthouse, Liberty and Variance 05-04-61 Homewood Suites, Bloomington. Christina Colleter, RTM Consultants, Inc. spoke as proponent for the variances. She stated the KONE, Inc. wished to utilize its "Ecospace" elevator in which the machinery is mounted at the top of the hoist way to a main guiderail instead of a separate machine room. She stated that the servicing and physical inspection of the elevator is performed from the car top. To address concerns with performing these tasks from the top of the car, an additional

stop switch has been provided on the elevator that prevents any operation of the car. The elevator system also requires less power than is typically required for traditional overhead elevator applications, thereby leading to less energy consumption. After discussion, Commissioner Brandt moved to approve Variance 06-03-14, 06-04-58, 06-04-59 and 06-04-61. Commissioner Ridley made the second. It was voted upon and carried. Variance 06-03-20 Nelson's BBQ, Ft. Wayne. Ralph Gerdes, RTM Consultants, Inc. spoke as proponent. He stated that two (2) new kitchen hood exhaust ducts/fans terminating through the exterior wall of the building will be located approximately 8'-10" above grade level. The code requires the exhaust termination to be located a minimum of 10 feet from grade level. He stated that the exhaust outlets are located away from pedestrian traffic areas thus the reduced height above grade will not be adverse to passersby. He also stated that the existing structure will not support fans on the roof. After discussion, Commissioner Ogle moved to approve. Commissioner Ridley made the second. It was voted upon and carried. Variance 06-03-37(b) Community Hospital North Expansion, Indianapolis. Christina Colleston, RTM Consultants, Inc. spoke as proponent. She stated that Class I standpipe hose connections will not be located at horizontal exists. Code requires Class I outlets on each side of the horizontal exit in addition to stair enclosures. The building is classified as I-2 Occupancy, and Type IA Construction. The project includes an addition to the hospital and renovation of existing hospital areas. She stated that Class I standpipes are provided in all stair enclosures. A 2-hour wall is provided to permit egress through the business occupancy. There is a large number of door openings through this wall. Locating hose cabinets in all of these locations is difficult and with standpipes located in adjacent protected enclosures, open area standpipe connections would not be used by the responding fire department. After discussion, Commissioner Hawkins moved to approve. Commissioner Cundiff made the second. It was voted upon and carried. Variance 06-03-39(a) IndyGo Administration and Operations Center, Indianapolis. Ed Rensink, RTM Consultants, Inc. spoke as proponent. He stated that the exterior gates, (3) total, to be installed in the new fenced-in area on the east side of the building will be equipped with electric locking devices. Sec. 1003.3.3.2 requires exterior gates that serve a means of egress system to comply with requirements that apply otherwise to egress doors. Egress doors are required to open without the use of a key or any special knowledge or effort. The gates in question provide access to the public way (sidewalk) along the exit discharge from building egress doors. He stated that the locking devices will automatically unlock upon actuation of the building fire alarm system, loss of power, or upon activation of a release button to be located within 10 feet of the gate in the path of travel to the gate. A sign will be posted indicating the release button. The enclosed yards will also provide a "safe dispersal area" located a minimum of 50 feet from the building. A safe dispersal area is permitted within a fenced-in area for Educational Occupancies and for Stadiums per the IBC. He stated that gates with mechanical releasing devices would be easily unlocked manually from the exterior side by intruders, thus compromising security. After discussion, Commissioner Ogle moved to approve. Commissioner Brandt made the second. It was voted upon and carried. Variance 06-03-42 Addition and Renovations to Riverview Elementary School, Elkhart. Christina Colleston, RTM Consultants, Inc. spoke a proponent. She stated a small addition (18,562 s. f.) will be added to an existing educational occupancy. The existing building is non-sprinklered and the addition will put the existing building further into non compliance. She stated the additions are less than 20,000 square feet in area and will be constructed as type II-B construction and a two hour fire barrier will be provided to separate the addition from the existing building. After discussion, Commissioner Christoffersen moved to approve. Commissioner Ogle made the second. It was voted upon and carried. Variance 06-04-01(a)(b)(c), C & L consolidated Properties, Union City. Proponent requested that variance be tabled. Commissioner Brandt moved to table. Commissioner Christoffersen made the second. It was voted upon and carried. Variance 06-04-16, Merrill Office, Granger was tabled at the request of the proponent. Commissioner Brandt moved to table. Commissioner Christoffersen made the second. It was voted upon and carried. Variance 06-04-51 Autumn Ages Board and Care Home, Fountaintown. Proponent requested that variance be tabled. Commissioner Brandt moved to table. Commissioner Christoffersen made the second. It was voted upon and carried. Variance 06-04-26 Store Room Freight Elevator, Indianapolis. Commissioner Christoffersen moved to table for 30 days because it was incomplete. Commissioner Ogle made the second. It was voted upon and carried.

5. **Regular Variances.**

Commissioner Christoffersen made the motion to approve the following variances with an "A" or "B" review rating by staff, with the second being made by Commissioner Ogle. It was voted upon and carried.

The following variances were approved as submitted:

- (1) 06-04-04 Bass Pro Shops Outdoor World, Portage
- (2) 06-04-06 The Beilouny, Indianapolis
- (3) 06-04-11 Vigo County Courthouse Interior Renovation Project, Terre Haute
- (4) 06-04-14 New Zionsville West Middle School, Whitestown
- (5) 06-04-15 C & J Woodworking New Facility, Middlebury
- (6) 06-04-18 Traders Point Christian Church, Whitestown
- (7) 06-04-19 Woodworth Hall Expansion, Muncie
- (8) 06-04-20 Bloomfield State Bank, Bloomfield
- (9) 06-04-21((a)(c)(d) Villaggio at Page Pointe, Indianapolis
- (10) 06-04-23 (b) Community Hospital Radiation Oncology Addition, Indianapolis
- (11) 06-04-24 (a)(b)(e) Meridian at 21, Indianapolis
- (12) 06-04-27 (a)(b) Community Hospital South Emergency Dept. Addition/Renovation, Indianapolis
- (13) 06-04-28 Remodel and Addition for Shatford House, Marion
- (14) 06-04-30 Greyhound Pass Water Treatment Plant, Greenfield

- (15) 06-04-32 Old Northside Lofts, Indianapolis
- (16) 06-04-34 Bright Building Condominiums, Indianapolis
- (17) 06-04-35(b) Plainfield High School, Plainfield
- (18) 06-04-36(a)(b) Lockerbie Park Plaza, Indianapolis
- (19) 06-04-37 (a)(b) Motorcycle Concessions Stand, Lawrenceburg
- (20) 06-04-38(a)(b)(c)(d)George Washington Community School, Indianapolis
- (21) 06-04-41((b)(c) IU Henderson/Atwater Parking Garage, Bloomington
- (22) 06-04-43(a)(b)(c)(d)(e) Fishers United Methodist Church Connector Addition, Fishers
- (23) 06-04-44 Heron Preserve Apartments, Warsaw
- (24) 06-04-45(a) Hamilton Pointe Apartments, Ft. Wayne
- (25) 06-04-46(a) Tillwater Pointe Apartments, Ft. Wayne
- (26) 06-04-47 Lakeshore Surgicare, Chesterton
- (27) 06-04-48 26 West Washington St – Goodman Taylor Renovation, Indianapolis
- (28) 06-04-49 Conrad Hotel & Residences, Indianapolis
- (29) 06-04-50 Huntington North High School, Huntington
- (30) 06-04 53 United Art and Education Office/Warehouse Addition, Ft. Wayne
- (31) 06-04-54 (a)(b) Salem High School, Salem
- (32) 06-04-55 (a)(b)(c)(d) West Washington High School, Campbellsburg
- (33) 06-04-57 Removal of Fire Hoses, South Bend

The following variances were heard separately:

- (34) 06-04-02 United States Steel Midwest Plant, Portage

Chris Kender, Portage Fire Department. Mr. Kender stated that the building has been reduced to limited use of storage of non-essential parts. The original building was used for manufacturing and has since been changed. All operating equipment has been removed and the building is now used for storage. He stated it is not a public facility and access is limited to picking up and delivering parts when needed. If there is a fire in this area the fire systems can be turned on manually. Edward Marshall, United States Steel Midwest Plant, spoke as proponent. He arrived late. He agreed with the conditions in the letter from the Portage Fire Department dated February 8, 2006. After discussion, Commissioner Brandt moved to approve. Commissioner Ogle made the second. It was voted upon and carried.

- (35) 06-04-03 Sean O'Casey's Irish Pub in South Bend Marriott, South Bend

Darren L. Peterson, AIA, spoke as proponent. He stated that the building is being renovated to a restaurant, and that there is a separate unisex accessible toilet room that has been provided outside of the raised area created by the tie beams; however the addition of a second toilet room for separate gender is not functionally possible and will create additional hardship. He stated that the new restrooms are located in an area where the concrete structural tie beams are raised several inches about the finish floor. These concrete curb tie beams cannot be relocated or altered. The functional operation of the restaurant does not allow for the restrooms to be located in another part of the space without giving up too many tables and creating a functional problem for the kitchen. After much discussion, Commissioner Christoffersen moved to deny the variance. Commissioner Cundiff made the second. It was voted upon and carried.

(36) 06-04-05 Pine Hills Kiddie Garden, Ft. Wayne

question

Angie Caruso, Pine Hills Kiddie Garden, Ft. Wayne spoke as proponent. She stated that area in is the basement. They have two exits. It is used for storage, such as toys. No children are allowed in the basement. She also stated that they have a pull station in the basement. After discussion, Commissioner Ridley moved to approve. Commissioner Cundiff made the second. It was voted upon and carried.

(37) 06-04-7 Samaritan Center

Dan Sievers, Samaritan Center, Vincennes, spoke as proponent. He stated that the wall covering was rated as Class A in 1995 when the building addition was complete. It is in the four (4) observation time-out rooms and the gymnasium upper wall. He stated that staff members are present when clients are in the building. The building is fully equipped with smoke and heat detectors through Simplex Fire Alarm panel. After discussion, Commissioner Hawkins moved to approve. Commissioner Christoffersen made the second. It was voted upon and carried.

(38) 06-04-8 Toll Brothers Bldg. #2, Knox

Van Janovic, Territorial Engineering, LLC spoke as proponent. He stated that the structure is basically a canopy type structure. Except for the east and west end walls, the balance of the structure is without walls. The open wall area consists of 83% of the structure's total perimeter. Only 17% of the structure's perimeter would be restrictive to ingress or egress movements by personnel. The structure is not located close to any other structure. A proposed on-site fire hydrant is located southeast of this structure. This hydrant will be capable of sustained fire flows. The structure is unheated and all items that are off loaded from rail cars will be treated as cold storage. He stated that the maximum number of employees working in or at the railhead platform is 3. No one from the public will be allowed on-site at this location. Heat and smoke detectors will be installed into the building and tie into the existing central fire panel in Building #1. He asked that the requirement for sprinkler be waived for this structure and its use. After discussion, Commissioner Ogle moved to approve. Commissioner Ridley made the second. It was voted

upon and carried.

- (39) 06-04-9 Lapel Jr./Sr. High School, Lapel

Rob Amuk, spoke as proponent. He stated that the High School would like to remove the standpipe system. He stated that the fire department has told us they would not use the standpipe if they had a fire because by the time they hooked a truck up to feed the pipes and hooked up their hoses inside the building, they could already be fighting the fire. If the standpipe system remains, they would have to continue to test it and make necessary repairs. They do not want to waste money on maintaining it. After discussion, Commissioner Cundiff moved to approve. Commissioner Ogle made the second. It was voted upon and carried.

- (40) 06-04-10 Slack Residence Indianapolis

Thomas Cox, Cox and Shepherd, Inc. spoke as proponent. He stated that there was no handrail for three (3) sets of exterior steps, each exceeding 3 risers, on the newly build residence. Based on the current step configuration all the treads have a depth of 16" to 22" and the risers are low and in proper proportion to the treads. The treads act more as individual landings rather than the tread/riser configuration. He stated that the owner has stated that handrails are not desired, and they would be undesirable from an aesthetic value. After much discussion, Commissioner Christoffersen moved to deny the variance. Commissioner Ridley moved to second. It was voted upon and carried.

- (41) 06-04-12(a)(b)(c)(d)(e)(f)(g) Montessori Academy of Indianapolis, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. He stated that variance (a) is an existing Montessori school has expanded into an existing connected two story house which was previously occupied by a retail store causing a change of use. Both buildings are of Type V-B construction. He stated that the second floor is only used for the owner's office and a break room for staff. Students are not allowed on the second floor. A manual fire alarm system and partial smoke detection system has been installed. Number of building exits exceeds minimum code. On variance (b) he stated that the an existing Montessori school that expanded into an existing connected home that was previously used as business causing a change of use, will have ducts that will not have duct smoke detectors. Code requires any building that has a fire alarm system provided to also have duct smoke detectors wired to send a supervisory signal to a constantly attended location. He stated that these existing residential furnace units vary from 1600 CFM to 2400 CFM depending on the fan setting. Mechanical code only requires duct smoke detection when the CFM is over 2000. The purpose of the Mechanical Code for the requirement is to stop the migration of smoke by shutting the air handler off. The building has a partial smoke detection system to warn occupants. On variance (c) he stated that the three existing stairs (to second floor, outside stairs, and stair from basement mechanical room) are not compliant. Code would require all new stairs to be built with maximum 7" rise and minimum 11" treads. He stated that all the stairs are existing in a historic house, The stair to the basement is only for entry to the mechanical space. The stair to the second floor is only used by adults. On variance (d) he stated that the two (2) doors (exit door from the second floor to stairs, and exterior door from first floor classroom to porch) do not meet the width requirements. Code would require the doors to have a clear width of 32". He stated that the first floor has three (3) exits, exceeding the code minimum.

The second floor is only used for the Owner's office and a break room for staff. On variance (e) he stated that there are four (4) exit locations (door from second floor to stairway, door to second exit between house and existing building, door between primary area and elementary area, and primary exit on west side of toddler building) that require landings at doors. Code requires landings at door. He stated that the building has small rooms with the feel of a house/residential occupancy. Landings are not common inside historic houses. On variance (f) he stated that the headroom heights of three (3) stairs (stair between first and second floors in the house, stair to basement mechanical room, and stair from first to second floor in toddler building) are less than 80". Code requires 80" of headroom for stair clearance. He stated that the stair to second floor Owner's office and staff break room does have more than 80 inches of clear height. The stair to the basement is for access to mechanical room – unoccupied and uninhabitable. On variance (g) he stated that the large classroom has two (2) exit doors that are not remote from each other. Code requires, when two (2) exits are required, that they be ½ of the overall diagonal of room apart. He stated that the actual occupant load of the classroom is less than 50 persons. Using this load, only one (1) exit is required. The building has a partial smoke detection system to alert occupants. After discussion, Commissioner Ridley approved Variance 06-04-12(a)(b)(c)(d)(e)(f)(g) with the condition that the Owner has to file plans with state Plan Review for the fire alarm system. Commissioner Christoffersen made the second. It was voted upon and carried.

5. **Breaking and reconvening.** Chairman Hannum recessed the Commission at 10:38 a.m. Chairman Hannum reconvened the meeting and called it to order at 10:55 a.m. Before the meeting reconvened, Commissioner Corey left the Commission meeting.

7. **Variances (cont.)**

(42) 06-04-13 The Guaranty Building Wood Roof Deck, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants Inc., spoke a proponent. He stated that it is an historic 10 story office building, all concrete and will have a raised wood platform (deck) of approximately 750 sq. ft. installed on the roof. The platform (deck) would be built of noncombustible materials. After discussion, Commissioner Hawkins move to approve. Commissioner Ridley made the second. It was voted upon and carried.

(43) 06-04-17 The Hudson, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, Inc., spoke as proponent. He stated that it is a new condominium project that has a 2 hour fire wall that terminates into a 1 hour exterior wall at an 180 degree angle. This exterior wall has unprotected window openings located within four (4) feet of the intersection of the two walls. The code requires the exterior walls located within four (4) feet of the intersection of fire walls to be a minimum of one hour fire resistive construction with openings protected by ¾ hour fire rated assemblies. He stated that the building is protected throughout by an automatic fire protection system per NFPA 13-1999. The code states: "Exterior wall intersections at fire walls that form an angle equal to or greater than 180 degrees do not need exterior wall protection." The exterior wall is 1 hour fire resistive construction with a brick

veneer. The building is only over area by 1600 sq. ft. requiring a fire wall. The building is protected by an automatic fire suppression system. After discussion, Commissioner Brandt moved to approve. Commissioner Ridley made the second. It was voted upon and carried.

(44) 06-04-21((b)(e)(f)(g)(h) Villaggio at Page Pointe, Indianapolis

Melissa Tupper, RTM Consultants, Inc., spoke as proponent. She stated that the 5 story building will not provided with elevator lobbies. Buildings greater than 4 stories in height are required by code to separate elevators from fire resistive corridors in R-2 Occupancies. The 8-story building is classified as R-2, M, and S-2 Occupancies of Type IB Construction. She stated that the entire building, excluding the parking garage, is protected with an automatic sprinkler system per NFPA 13. The parking garage is separated with a 2-hour fire barrier. Smoke detection will be provided in the corridors, not required by code. It will be connected to the fire alarm system and it will shut off HVAC serving the corridor. Smoke dampers will be provided for all duct openings into the corridors. The building will be equipped throughout with a voice alarm communication and fire department communication system throughout. Stair enclosures will be provided with a pressurization system. She stated that the owners would like to maintain an "open design for the corridor. Commissioner Hawkins moved to approve variance (b). Commissioner Cundiff made the second. It was voted upon and carried. She stated that the maximum common path of egress travel will be 134 feet for the "E" units. The code limits the common path of travel to 75 feet for an R-2 Occupancy. She stated that the entire building, excluding the parking garage, is protected with an automatic sprinkler system per NFPA 13. The parking garage is separated with a 2-hour fire barrier. The corridor and each unit will be provided with smoke detection located in each sleeping room, and in the hallway outside the sleeping rooms. The smoke detectors will be connected to the fire alarm system. The building will be equipped throughout with a voice alarm communication and fire department communication system throughout. Stair enclosures will be provided with a pressurization system. After discussion, Commissioner Christoffersen moved to table variance (e). for 30 days for additional review by the applicant. Commissioner Ridley moved to second. It was voted upon and carried.

On variance (f) she stated that the corridors will have dead ends, which exceed the length permitted. The allowable length exceeded by 17.5 feet. The permitted length is 27.5 feet, based upon the minimum width of the corridor. The actual length is 45 feet. After discussion, Commissioner Christoffersen moved to table variance (f) for 30 days for additional review by the applicant. Commissioner Ridley moved to second. It was voted upon and carried.

On variance (g) she stated that the ducts serving the clothes dryers will exceed the permitted length of 25 feet. The ducts will run a maximum 8'-10' feet vertically and 50' horizontally. She stated that the inline fans will be installed to compensate for the additional length of the dryer ducts. The fans will be UL listed and the fans will be made accessible for maintenance. She also stated that the fans will be compatible with the dryers in the units. After discussion, Commissioner Christoffersen moved to approve variance (g). Commissioner Ogle made the second. It was voted upon and carried.

On variance (h) she stated that the mechanical closets in the condominium units containing the electric furnace for the units have been cited as a "prohibited source" for return air to the furnace. She stated that in each unit the mechanical closets draw return-air directly from the living spaces in the unit through a return-air grill in the wall of each mechanical closet. The return-air paths from the main living area of the unit as permitted by code. There is little or no hazard presented by the return-air path passing through the mechanical closets and laundry rooms, in some cases where the electric finances are located. After discussion, Commissioner Christoffersen moved to approve variance (h). Commissioner Cundiff made the second. It was voted upon and carried.

(45) 06-04-23(a) Community Hospital Radiation Oncology Addition, Indianapolis

Rodney McCulloh, RTM Consultants, Inc., spoke as proponent. He stated a 2-hour fire barrier will be used to separate the new I-2 Occupancy hospital addition (Type IB Construction) from the existing I-2 Occupancy hospital. Portions of the existing hospital have floor construction that does not meet 1-or 2-hour fire resistive construction, which technically classifies the existing hospital as Type IIB (noncombustible, unprotected) construction. The IBC requires a 3-hour fire wall in this case to separate different construction types. The project is comprised of a small 1-story addition. He stated the use of a 2-hour fire barrier to separate a new healthcare occupancy addition from "nonconforming" existing Healthcare Occupancy areas is permitted by NFPA 101, Life Safety Code, Sec. 18.1.1.4.1. The existing hospital is protected throughout with an automatic sprinkler system. The new addition will be protected throughout with an automatic sprinkler system equipped with quick response sprinklers. All smoke compartments in the existing building have been evaluated for compliance with NFPA 101A, "Alternative Approaches to Life Safety", and have been demonstrated to be in compliance with the Fire Safety Evaluation System (FSES). After discussion, Commissioner Brandt moved to approve variance (a). Commissioner Cundiff made the second. It was voted upon and carried.

(46) 06-04-24(c)(d) Meridian at 21, Indianapolis

Ed Rensink, RTM Consultants, Inc., spoke as proponent. He stated the one of the 2nd story units will have more than the code permitted 75 feet common path of egress travel. The actual common path of egress travel will be 82 feet. The project includes the conversion of a 3-story office building to condominiums on the 2nd and 3rd floor (3 unit's total). The 1st floor will remain office use. The unit will be separated from the main stair landing with an 1-hour fire barrier and self-closing doors protected with a sprinkler located within 2 feet of the door at the ceiling level. The unit will be provided with smoke detectors in the sleeping rooms and the hallway outside sleeping rooms, as required. Emergency egress windows will be provided from the sleeping rooms – not required in sprinkler-protected residential occupancies. A door to an exterior balcony is also provided for this unit. The building will be protected with an automatic sprinkler system. After discussion Commissioner Cundiff moved to approve (c). Commissioner Ogle made the second. It was voted upon and carried.

On variance (d), he stated that the door openings in the 1-hour fire barrier walls between the 1st floor office areas and the 2nd floor condominium units will not be 45-minute rated. The project includes the conversion of a 3-story building to condominiums on the 2nd and 3rd floor (3 unit's total). The 1st floor will remain office use. He stated that the door openings will be protected by self-closing door protected with a sprinkler located within 2 feet of the door at the ceiling level. The walls in the separation will otherwise be complying 1-hour fire barrier wall per Sec. 706. The floor assemblies between the office area and the residential units will be complying 1-hour horizontal assembly per Sec. 710. The building will be protected with an automatic sprinkler system. After discussion, Commissioner Hawkins moved to approve variance (d). Commissioner Ridley moved to second. It was voted upon and carried.

Ed Rensink, RTM Consultants, Inc., spoke as proponent. He stated through penetrations of fire rated assemblies two rated doors had (2) 1/8" diameter holes drilled in the fact to provide temporary locking. He stated that the holes were filled by welding, grinding and sanding. The holes and repairs have been reviewed by manufacturer and labeling agency. Both believe the doors will perform as originally designed. After discussion, Commissioner Cundiff moved to approve variance (a). Commissioner Ogle made the second. It was voted upon and carried. Commissioner Hawkins abstained.

On variance (b) he stated that occupant load of existing gym requires access to additional exits. Four (4) code complying exits are required. Only three (3) are provided. He stated the maximum occupancy of this space has been calculated to be 1,926. This is the use of the gym at graduation, the highest attendance. There is a total of 392 inches of exit doors. Per Table I-B, using 0.2 inches per person, the existing doors have a capacity of 1,960. Capacity of existing exits of high school gymnasium meets the code requirements. The building has three (3) code complying exits, not the four (4) required. However, the area at the perimeter aisle is fully open around the top providing unrestricted access to all exits. After discussion, Commissioner Christoffersen moved to approve variance (b). Commissioner Ogle made the second. It was voted upon and carried. Commissioner Hawkins abstained.

On variance (c), he stated that the door controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. He stated that the existing thumb turn on each door does comply with ADA requirements and testing of the thumb turns on the actual door was conclusive that less than 5 lbs. of force is required. These are high traffic areas when in use which is why a lockset was not used. The school desires to lock these doors during the day to keep students out and reduce supervision problems. After discussion, Commissioner Ogle approved variance (c). Commissioner Cundiff made the second. It was voted upon and carried. Commissioner Hawkins abstained.

On variance (d), he stated that the proscenium wall opening between stage and audience of auditorium is required to have a fire curtain to "...resist the passage of flame and smoke for 20 minutes..." He stated the automatic fire curtain is in place and operational. The continuous bent plate baffle is a standard detail for this application of a fire curtain and has been used for over 30 years. The stage height is less than 50 feet; therefore, the proscenium opening is in compliance with the 2003 Indiana Building Code. Providing a fire curtain where not required by 2003 Indiana Building code exceed minimum requirements. He stated that current installation exceeds the 2003 Indiana Building Code. After discussion, Commissioner Cundiff moved to approve variance (d). Commissioner Brand made the second. It was voted upon and carried. Commissioner Hawkins abstained.

On variance (e), he stated the minimum requirements for accessible means of egress are that there shall be accessible exits in the same number as required for exits by Chapter 10. The steps at the front of the Auditorium on the south side do not comply. He stated the Auditorium has more than the required number of non-accessible exits. The exit cited for non-compliance by the 1998 Indiana Building Code does meet the 2003 Indiana Building code. The 2003 Indiana Building Code, Chapter 11, Section 4.1.3 (9) and the Exception, and 4.3.11 does allow stairs if they are a minimum of 48". The area is fully sprinkled. He stated that a ramp could not be constructed in the auditorium without removal of seats, then constructing a ramp protruding out into the auditorium. This would actually restrict exit flow during an emergency. After discussion, Commissioner Cundiff moved to approve variance (e). Commissioner Christoffersen made the second. It was voted upon and carried. Commissioner Hawkins abstained.

On variance (f), he stated that the clear width of exit doors shall not be less than 32". State

building official measured doors from face of panic bar to jam and the dimension was 28-7/8". He stated that the doors in question are typical 36" width with standard panic bar. Clear width of door at point other than panic bar is 32-1/2". Exiting doors meet current building code. After discussion, Commissioner Brand moved to approve variance (f). Commissioner Ridley made the second. It was voted upon and carried. Commissioner Hawkins abstained.

On variance (g), he stated that the 8'4" of non-rated, 6" masonry block wall was removed to create a recessed door entry for restrooms, during the reconstruction, this section of wall should have extended to roof deck and sealed. He stated that the reconstruction of this 8'4" section wall matched existing adjacent construction. Having a small length of wall (less than 1/4 of 1% of corridor) rated does not provide any additional safety. He stated that the work performed in this area complies with 675 IAC 12-4-12b, Existing Buildings'; Additions or Alternations. The building is complete and fully operational. The expense provides no increased safety. After discussion, Commissioner Ridley moved to approve variance (g). Commissioner Brandt made the second. It was voted upon and carried. Commissioner Hawkins abstained.

(48) 06-04-27(c) Community Hospital South Emergency Dept. Addition/Renovation, Indianapolis

Doug Trent, RTM Consultants, Inc., spoke as proponent. He stated that the vehicular/pedestrian canopy will be constructed of unprotected noncombustible construction. The required construction type for the hospital is Type I-B which requires a fire resistive rating for the columns and roof of the canopy. He stated that the canopy will be used only for vehicular drop-off and pedestrian traffic. There will be no permanent fire load under the canopy. The building to which the canopy is attached is protected with automatic sprinklers and there is no exposure to the canopy from the building. After discussion, Commissioner Cundiff moved to approve. Commissioner Ridley made the second. It was voted upon and carried.

(49) 06-04-29 Rainbow's End Childcare, Georgetown

Julie Striegel, Rainbow's End Childcare, spoke as proponent. She stated that the two (2) rooms have both exits going through intervening rooms and the spaces doesn't meet the smoke detection requirements for interior rooms. She stated that the site manager conducts fire drills each month. There are two identified exit routs and every other month the alternate route is used. Documentation is on file. At no time are the children left unattended in the rooms. All staff are trained in CPR and First Aid. Updates to the alarm system have been installed including audio/visual alarms in all rooms. After discussion, Commissioner Hawkins moved to approve. Commissioner Ogle made the second. It was voted upon and carried.

(50)06-04-31 The Overlook at Valley Ridge, Indianapolis

Ed Rensink, RTM Consultants, Inc., spoke as proponent. He stated that the mechanical closet in the apartment units containing the unit furnace have been cited as a "prohibited source" for return air to the furnace. He state that the mechanical closets in each case draw return air directly from the living spaces in the unit through a return-air grill in the wall of the mechanical closet. The return air path is from the main living areas of the unit, as permitted. The furnaces are electric, and are not gas-fired. Based upon the use of electric furnaces, the return-air path will not

adversely impacted. Based upon the limited size of the mechanical closets and the use of electric furnaces, there is little or no hazard presented by the return-air path passing through the mechanical closets and laundry rooms (in some units) where the unit furnaces are located. He stated that strict compliance with this interpretation would require a return-air duct from the main living area to the furnace, which is a cost hardship. After discussion, Commissioner Cundiff moved to approve, Commissioner Brandt made the second. It was voted upon and carried.

(51)06-04-33(a)(b)(c)(d)(e) Clipping Line Addition, Indianapolis

Robert Hamlett, on behalf of Indiana Veneers Corporation, spoke as proponent. He stated the Indiana Veneers proposes to construct a 39,000 square foot addition to its existing facilities for use as a new clipping line. The addition would be joined along the north side of the existing facilities so as to provide the most efficient flow of production from south to north through the manufacturing area, with access to the warehouse areas for storing the palletted veneer products. All of the existing manufacturing and warehouse facilities have been constructed over the years using Type II-B construction. Indiana Veneers' products are manufactured in lengths up to sixteen (16) feet. The palletted veneer products are moved by forklift to the warehouse area, and from the warehouse area loaded into trailers for domestic shipment, and into containers for international shipment. He stated that the operations of Indiana Veneers are surrounded by not less than sixty (60) feet of public ways or yards. They have had discussion with the City of Indianapolis about securing additional property. He stated that the facilities include smoke alarms throughout that will serve to alert personnel, and there are multiple exit points throughout the facilities, in the event a dangerous situation might arise. He stated that if they were to install sprinkler systems in any of its manufacturing areas, it would subject the company to the likelihood that some or all of its equipment – slicer, dryers, clippers and conveying systems would be irreparably damaged by water should the sprinklers be activated. These systems are not water resistant. After discussion, Commissioner Ridley moved to approve (a)(b)(c)(d)(e) with the condition that they obtain the land to the north either in fee or permanent easement. Commissioner Cundiff made the second. It was voted upon and carried.

(52)06-04-35(a) Plainfield High School, Plainfield

Ed Rensink, RTM Consultants, Inc., spoke as proponent. He stated a portion of the existing building constructed in 1966 exceeds the maximum 150 feet egress travel distance permitted by the code of record for a 1994 addition. The distance was increased 35 feet as a result of a building addition constructed in 1994. The current project is to convert the existing High School to a Middle School. He stated the existing corridors are provided with a corridor smoke detection system connected to the building fire alarm system. The corridor smoke detection system was not required by the code record, or by the current code. The 1994 addition increased egress travel distance by only 35 ft. beyond the condition that existed when the 1966 addition was constructed. After discussion, Commissioner Cundiff moved to approve variance (a). Commissioner Brandt made the second. It was voted upon and carried.

8. **Breaking and reconvening.** Chairman Hannum recessed the Commission at 12:03 p.m. for Lunch. He stated to the Vice Chairman that he would be late arriving back to the meeting. Vice Chairman Cundiff reconvened the meeting and called to order at 1:14 p.m.

9. **Variances (cont).**

(53) 06-04-36(c)(d) Lockerbie Park Plaza, Indianapolis

Melissa Tupper, RTM Consultants, Inc., spoke as proponent. She stated that the common path of egress travel for Unit G and Unit H will be approximately 104 feet. The code limits the common path of travel to 75 feet for an R-2 Occupancy. The building is classified as R-2, M, and S-2 Occupancies of Type V-A Construction. Units G and H are located on the second floor of the building with a stair from each unit to the first floor. She stated that the entire building is protected with an automatic sprinkler system per NFPA 13. Each unit is less than 2,000 sq. ft. in area which permits a single means of egress. Each unit will be provided with smoke detection located in each sleeping room, in the hallway outside the sleeping rooms, and each level of condominium. After discussion, Commissioner Hawkins moved to approve variance (c). Commissioner Christoffersen made the second. It was voted upon and carried.

On variance (d) she stated that certain exterior steel structural frame and floor members will not be provided with 1-hour fire protection rating. The structural frame is required to be 1-hour based on the required Type V-A Construction. The building is classified as R-2 Occupancy, nonseparated uses. There is a retail space on the first floor, a closed parking garage on the lower level, and residential on floors 2-4. The building has a steel frame extending from the lower level up to the slab of the second floor. On floors 2-4 the structure is wood "stick frame" construction. The entire exterior south wall is also steel construction, to support the terrace area. She stated that the terrace area on the south end of the building and the balconies on the northwest end of the building will be protected with sprinkler system with increased design density. The sprinkler design density will be increased from 0.1 gpm per sq.ft. (light hazard) to 0.2 gpm per sq. ft. (ordinary hazard Level 2). The exposed column located on the first level at the southeast end of the building will be protected by a sprinkler head. The unprotected structure is of noncombustible construction and exterior to the enclosed building areas. The building will be protected throughout with a sprinkler system per NFPA 13. After discussion, Commission Christoffersen moved to approve. Commissioner Brandt made the second. It was voted upon and carried.

(54) 06-04-39 NISCO 2006 Plant Expansion, Topeka

Ed Rensink, RTM Consultants, Inc., spoke as proponent. He stated that Section 507.2 of the 2003 Indiana Building Code states that the area of the building shall not be limited provided it has an automatic sprinkler system throughout and is surrounded and adjoined by public ways or yards not less than 60'-0" in width. The new building addition falls within twenty feet of the West property line, the neighboring property to the West also has a twenty foot building setback for a total of forty feet. He stated that the neighboring property to the West has a building that is positioned so that there is well over 40'-0" between it and the property line in question. With NISCO's 20'-0" building setback and the required 20'-0" setback that is required on the adjoining property would yield a 40'-0" open space. The area is and will be fenced. There is no access by the public. In addition, NISCO will have an automatic sprinkler system throughout the building. After discussion, Commissioner Christoffersen moved to approve. Commissioner Brandt made the second. It was voted upon and carried.

(55) 06-04-40 Riverside Recycling, New Albany

John Weesner, Weesner's Code Solutions spoke as proponent. He stated that the building is open on all sides and stands alone and should not require sprinklers. It has a limited number of employees and the public will not have access to the building. Baled paper will not be stored for long period of time in the building. After discussion, Commissioner Brandt moved to approve. Commissioner Ogle made the second. It was voted upon and carried.

(56) 06-04-41(a) IU Henderson/Atwater Parking Garage, Bloomington

Ralph Gerdes, Ralph Gerdes Consultants, Inc., spoke as proponent. He state a new five (5) tier opening parking garage of Type IIB construction with approximately 205,000 sq. ft. will have accessory office, storage and mechanical space totaling approximately 8,300 sq. ft. located on the first tier of the garage. The code requires an open parking garage to be used exclusively for parking or storage of private motor vehicles and only allows up to 1,000 sq. ft. of accessory use area (office, waiting and toilet rooms) on the grade level tier. He stated the lower level for the parking garage and the office space will be protected by an automatic fire sprinkler system per NFPA 13. The accessory spaces totaling approximately 8,300 sq. ft. are only 4% of the total area of the parking garage. After discussion, Commissioner Hawkins moved to approve variance (a). Commissioner Brandt made the second. It was voted upon and carried.

(57) 06-04-42 (a)(b)(c) Oak Farm School Victorian House, Avilla

Ralph Gerdes, Ralph Gerdes Consultants, Inc., spoke as proponent. He stated that the existing second floor of Type V-B constructed school building, which has been used as a private residence, is being converted to an art room and library. This new E occupancy use is not allowed to exist on the second floor. Code limits E occupancy use to the first story in a Type V-B constructed building. He stated that smoke detectors are installed in all normally occupied rooms of the entire building and are connected to the fire alarm system. Total area of the second floor is approximately 2,600 sq. ft., including circulation. Owner will limit the occupant load to a total of 30 on the entire floor, 15 in the library and 15 in the art room. This is below the total calculated occupant load of 52. The second floor has two means of egress, both of which are through the building; travel distance of 200 feet is met, as well as common path of travel of 75 feet. The occupants only have to transverse one level to grade exiting. After discussion, Commissioner Hawkins moved to approve variance (a). Commissioner Ogle made the second. It was voted upon and carried. Commissioner Hawkins moved to approve variances (b)(c). Commissioner Ogle made the second. It was voted upon and carried.

(58) 06-04-45(b) Hamilton Pointe Apartments, Ft. Wayne and
06-04-46(b) Tillwater Pointe Apartments, Ft. Wayne

Tim Callis, J&T Consulting, LLC, spoke as proponent. He stated that the stairs in each building have two (2) walls (50%) that do not extend to the roof deck. Code requires fire barriers to extend to the roof deck. He stated that the stair enclosure is open to the exterior. The units are provided with interconnected smoke detectors. The initiation of any detector will sound in each unit. An additional interconnected smoke detector will be provided in the stairway to provide early warning in the event of a fire. Emergency egress windows are provided as required. After discussion,

Commissioner Hawkins moved to approve both (b) variances. Commissioner Brandt made the second. Commissioner Christoffersen abstained. It was voted upon and carried.

(59) 06-04-52 Brokenburr Trails Phase 1, Indianapolis

Don Humphrey, ESG Technical Services, LLC, spoke as proponent. He stated that the final grade at building does not meet the slope requirement of 5% fall from a minimum distance of 10'. Original design plans did not provide suitable grade allowance for required slope and the 8" minimum separation between the finished grade and wood framing members. He stated the owner's building contractor is implementing provisions for drainage at the buildings by hard piping roof downspouts away from the building and draining additional areas between building and private sidewalks as necessary. Once drainage issues have been addressed, the cited code violation should not cause any issues with regard to public health, safety and welfare. The proposed drainage improvements have been discussed with the City of Indianapolis Code Compliance and Metropolitan Development staff who have stated their satisfaction with the proposed solutions. After discussion, Commissioner Ridley move to approve. Commissioner Brandt made the second. It was voted upon and carried.

(60) 06-04-56(a)(b) Switzerland Co. 4-H Fairground, Vevay

Robert Furnish, Switzerland County 4-H, spoke as proponent. He stated that the existing 5760 sq. ft. 4-H open sided show area is an A-4 occupancy that with the 8100 sq. ft. livestock storage addition has a total area greater than 12,000 sq. ft. and will have an assigned occupant load exceeding 300. He stated that the 5760 sq. ft. show arena is open throughout and has no exterior walls. The fire load in the building is extremely low. The livestock storage addition has 5 permanent openings and continuous openings on each side. It is open throughout except for livestock pens and has a very low occupant load. Buildings will be used only 1 week each year. The building is 20' from other buildings on the same property. He stated that if the buildings are not attached the animals cannot move freely from pens to show arena, impairing function. The fairgrounds do not have a water supply adequate to supply a sprinkler system and would increase expense greatly over and above the expense of the sprinklers themselves. After discussion, Commissioner Ridley move to approve with the condition that the building would only be used during the one (1) week 4-H Fair. Commissioner Hawkins made the second. It was voted upon and carried.

Commissioner Hannum returned to Commission meeting.

(61) 06-04-60 New Parkwood Phase II-A, Indianapolis

Jeff Heisler, The Community Builders, Inc., spoke as proponent. He stated that all covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain the features of adaptable design such as bathrooms such that an individual in a wheelchair can

maneuver about the space. He stated that the apartment complex will provide one hundred (100) first floor apartments. All of these units will be on an accessible route. Ten (10) units are completely handicapped accessible. Sixty-three (63) of the units are in compliance with the requirements for adaptability for individuals in wheelchairs. The variance request applies to twenty-seven (27) units, all in the first phase under construction that do not have compliant bathrooms. The first building's first floor units will still have adaptable kitchens and the blocking in the walls for grab bars in the bathroom. Commissioner Christoffersen moved to approve. Commissioner Hawkins made the second. It was voted upon and carried.

10. **New Business – General.**

a. Discussion and Possible Action

Wes-Del Community School
Order – State Fire Marshal
Administrative Cause No. 05-52
Nonfinal Order of Dismissal

Eastern green Schools
Order – State Fire Marshal
Administrative Cause No. 05-51
Nonfinal Order of Dismissal

Garrett Community Center
Order – State Fire Marshal
Administrative Cause No. 05-60
Nonfinal Order of Dismissal

Concordia Lutheran High School
Order – State Fire Marshal
Administrative Cause No. 05-55
Nonfinal Order of Dismissal

Calvary Lots of Tots
Order – State Fire Marshal
Administrative Cause Nos. 04-74, 05-13, 05-20
Notice of Findings of Fact and Nonfinal Order
Of Administrative Law Judge

Commissioner Cundiff moved to approve Administrative Cause Nos. 05-52, 05-51, 05-60, 05-55. Commissioner

Christoffersen made the second. It was voted upon and carried. Commissioner Christoffersen moved to affirm Cause Nos. 04-74, 05-13, 05-20. Commissioner Christoffersen made the second. It was voted upon and carried.

b. Discussion and Commission Action On Petitions For Review (All are timely filed unless otherwise noted.)

Abrotorium Banquets
Order- State Fire Marshal

St. Peters Lutheran School
Order – State Fire Marshal

Cardinal Behavioral Health Hospital
Denial of Addendum

Indy Self Storage
Order – Warren Twp. Fire Department

Pike Twp. Fire Department
Variance 06-02-38 Praise Place Club and Restaurant, Indianapolis

American Veterans Post 332
Order – State Fire Marshal

Fiesta, BU12410
Order – State Fire Marshal

Advance Auto Parts
Condition, Construction Design Release #316206

Commissioner Christoffersen moved to approve all petitions for review. Commissioner Cundiff made the second. Commissioner Ogle abstained. It was voted upon and carried.

11. **Request for revocation of Variance #05-11-22, HSA, Inc., Granger, IN**

George Schafer, the Fire Marshal for Mishawaka requested that the Commission revoke Variance 05-11-22. He stated that on February 8, 2003 he did an inspection of the business. At the time employees were moving stock into the building. When the inspection was done, he noticed that a spray booth was installed into the building without a

permit. A call was made to the Indiana Building Department in reference to the spray booth having to have a fire suppression system. The business uses water based products and the clean up process was to be done with water with no VOC in the building. The woodworking operation is an F1 classification and falls under the code 903.2.3.1 requiring the entire building to have a fire suppression system installed. He informed the owner that he would have to install sprinkler system in his building along with the spray booth. In July of 2005 the owner stated that he might be a candidate for a variance from the Indiana Building Department and that he needed a letter from the fire department acknowledging that the department was aware of him submitting an application for a variance on his sprinkler system. The department did not get a copy of the variance application. He stated that a diagram of the building with the distances to the property lines was not submitted for review. The business is only 8 feet from the neighboring business to the south, the building are attached by a common 12 foot walkway. The business to the south has a fire suppression system installed to protect it and business next door, that is more hazardous, does not have to be sprinkled. The code specifically states that a woodworking operation and a spray booth are required to be sprinkled. After discussion, Commissioner Ogle move to table for 30 days. Commissioner Cundiff made the second. It was voted upon and carried.

12. **Discussion of potential model fire code to be adopted by the Commission for the new Indiana Fire Code**
Commissioner Christoffersen discussed the fire code adoption questionnaire that was distributed. He stated that through

E-mails and general remarks and conversation, that most of the concerned parties would like to stay with the ICC. Several public comments were brought before the Commission, and all but one recommended the ICC over the NFPA. The biggest issue was the compatibility between the Fire Code and the Building Code with the ICC.

13. **Discussion of possible new Residential Code**

On the new Residential Code, Commissioner Christoffersen suggested that a committee get started on reviewing whether to amend the existing code or adopt the newest edition of the IRC. He asked that they discuss and review the 2006 code and have a committee in place by June.

14. **Discussion of bungee jumping rules**

Mara Snyder discussed the new bungee jumping and bungee jumping facilities rule as provided in P.L. 32-2006, that will be in effect on May 1, 2006. She stated that the new rules provide a blue print for the inspectors.

15. **Comments – Mara Snyder, Legal Code Services**

Mara stated that there will be public hearings and three (3) rules to take action upon at the May 3 meeting. She also asked that if any of the Commissioner members cannot make the May meeting, please let her know.

16. **Adjournment.**

Chairman Hannum called for further business. There being none, he adjourned the meeting at 3:13 p. m.

APPROVED

David Hannum, Chairman